

**Town of Vernon
Design Review Commission (DRC)
Minutes - Regular Meeting
Monday, March 7, 2011, 7:00 P.M.
Vernon Town Hall, 3rd Floor, 14 Park Place
Rockville/Vernon, CT.**

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1. Call to Order & Roll Call

- ◆ Meeting was called to order at 7:03 P.M.
- ◆ Regular Members Present: Daniel Robertson, Adam Weissberger, Robert McGarity, Daniel Knight and Howard Steinberg (7:09 P.M.)
- ◆ Alternate Members Present: None
- ◆ Staff Present: None
- ◆ Recording Secretary: James Krupinski

2. Approval of Minutes of February 7, 2011, meeting.

- ◆ Minutes approval moved to the April 4, 2011 meeting.

3. Amendments to Agenda

- ◆ None

4. Referrals from PZC and/or Planning Department

Rockville Bank for replacement of the building at #20 Hyde Avenue (referred by the Planning Department – PZC application not required)

- ◆ Leonard Jacobs, representing:
 - Proposing brick structure with fiberglass columns with white trim (Navaho White).
 - 25yr Architectural shingles.
- ◆ Bob Fontane indicated work was estimated to begin late April, early May through mid August with no expected impact to existing traffic.
- ◆ John Alexopolous, Landscape Architect reviewed proposed landscape plan. Proposing to utilize 90% native species (Red Maple & Ash)
 - No screening proposed for adjacent properties.
- ◆ Robert McGarity questioned proposed enclosure for dumpster.
- ◆ Mr. Alexopolous indicated the surround would be cedar siding.
- ◆ Robert McGarity questioned proposed signage styles and locations.
- ◆ Kenneth Peterson, Gardner & Peterson Associates indicated the existing pylon would be utilized with signage complying with current zoning regulations.
- ◆ No additional lighting proposed for the site.
- ◆ Adam Weissberger, seconded by Robert McGarity moved a Motion to proposal as presented. Motion carried unanimously.

Application [PZ-2011-02] of Ellington Prospect, LLC for a Site Plan of Development and Special Permit for adaptive re-use of the building at One Ellington Avenue for apartments

- ◆ Leonard Jacobs, representing:
 - Also present: Art Hall, Chris Bates, Garden Barn & Bill Beloc, Elite Properties LLC.
 - Proposed development in mixed use neighborhood. To be reviewed by the Local Historic Properties Commission.
- ◆ Art Hall, Dan Wright Architects & Associates

- Front door to be replaced with single width for handicap access.
- Existing sidelights to be retained.
- Front columns to be renovated or replaced and painted white.
- Curved front windows to have existing window sashes renovated or replaced.
- Existing porch to be replaced with concrete slab in dark gray.
- Install ramp from right driveway to front door for accessibility.
- Stained glass windows will be refurbished.
- Adding triple windows to the right of the entryway.
- Rear fire escape to be removed and adding enclosed egress staircase for access to all floors.
- ◆ Daniel Robertson questioned the placement of muttons on the proposed replacement windows.
- ◆ Mr. Beloc indicated the replacement windows would have muttons inside with Low E but would review the possibility of historically accurate exterior look.
- ◆ Chris Bates, Garden Barn reviewed proposed Landscape Plan.
 - Plantings along walkway and patio areas with low level evergreens and period style plants.
 - Right parking area adjacent to driveway surrounded with Boxwood and small leaf Rhododendron.
 - Rear parking area planted with Hydrangea, Lilacs and Boxwood adjacent to road way with Viburnum.
- ◆ Discussion took place regarding nighttime lighting of the proposed Flag Pole.
- ◆ Howard Steinberg, seconded by Robert McGarity moved a Motion to Recommend Approval of the Application with the Stipulation:
 - Minimal lighting shall be used to light the Flag Pole at night.
- ◆ Motion carried unanimously.

5. Administrative/Action

A. Correspondence

- ◆ None

B. Membership

- ◆ Chairman Robertson requested commission members contact friends and neighbors for possible membership.

C. Other

- ◆ None

6. Guidelines

- ◆ Daniel Robertson indicated PowerPoint presentation for Design Specifications should be presented at the April 4, 2011 meeting and would attempt to email to members for prior review.

7. Initiatives

- ◆ Chairman Robertson requested members to list possible initiatives for the commission to complete.

8. Other Business

- ◆ None

9. Adjournment

- ♦ **Adam Weissberger, seconded by Howard Steinberg moved a Motion to Adjourn. Motion carried unanimously.**
- ♦ **Meeting adjourned at 8:34 P.M.**

**James Krupinski
Recording Secretary**